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Date	# of pages 5
To Allan Mackenzie	From Craig Fajnor
Co./Dept. Green Man L.L.C.	Co. PCR
Phone #	Phone #
Fax #	Fax #

## Planning Consultants Research

Environmental, Economic, and Development Research for Land Use and Real Estate Decisions

# MEMORANDUM

TO: Harbor Gateway Center Development Team

FROM: Craig Fajnor, EIR Manager

DATE: March 20, 1996

SUBJECT: Information Needs for the EIR Analysis

The purpose of this memorandum is to identify information needs for the preparation of the Harbor Gateway Center EIR. Requirements for each issue to be included in the EIR are listed separately below. In addition, a copy of the projected outline for the DEIR is attached, which will be subject to final determination by the City Planning Department. This memo is intended to be a first step in an ongoing coordination process for obtaining the information required for the document.

### Earth

- Copy of soils report currently being prepared for the site. At a minimum, the report should identify on-site soil types, any building constraints on the site, and more refined grading/cut and fill requirements (with maps if available).

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### Air Quality

- Most recent annual emissions inventory for current on-site operations (if available, to be used to calculate emission credits associated with plant closure).
- Grading information (from soils report).
- Demolition plan and phasing/estimated duration of demolition activity.
- Construction phasing and estimated schedule/duration of construction activities (particularly for Phase 1).
- Daily project and cumulative vehicle trip generation (from Crain traffic study).

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233 Wilshire Blvd., Suite 130 • Santa Monica • CA 90401

Telephone: (310) 451-4488

FAX: (310) 451-5279

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Harbor Gateway Center Development Team

March 20, 1996

Page 2

- Lane diagrams for traffic study intersections, traffic signal timing, and peak hour turning movements for existing conditions, buildout of Phases 1, 2, and 3, and cumulative (all from traffic study). (CRAN)

### Water

- Description of current runoff and drainage patterns on-site (TMT)
- Description of existing drainage facilities, both on-site and off-site (including capacities and any known deficiencies).
- Calculations of surface runoff and projected drainage patterns for project buildout, for Phases 1, 2, and 3 separately.
- Drainage infrastructure to be provided in each project phase.
- System capacity with proposed infrastructure.
- Requirements of the National Pollution Discharge Elimination System (NPDES) permit for construction activity.

### Noise

- Daily traffic counts (and peak hour counts, if available) for study segments for the existing, existing + project (Phases 1, 2, and 3), and existing + project + cumulative scenarios (from traffic study). (CRAN)
- If available, estimate of breakdown of daily trips into autos, medium trucks, and heavy trucks, and breakdown of daily trips into trips occurring during the day (7 a.m. to 7 p.m.), evening (7 p.m. to 10 p.m.), and night (10 p.m. to 7 a.m.) hours.

### Light and Glare

No additional information or data needed.

### Land Use

No additional information or data needed.

### Transportation/Circulation

Copy of completed traffic study (from Crain & Associates).

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Harbor Gateway Center Development Team

March 20, 1996

Page 3

## Public Services (Fire, Police, Maintenance of Public Facilities)

- Existing on-site fire suppression facilities and equipment.
- Any planned new on-site fire suppression facilities or equipment and/or planned removal of existing facilities by phase (including fire lanes, building design features, water sources, etc.).
- Existing on-site security features.
- Proposed on-site security features by phase.
- Final determination of whether on-site roads will be public or private.

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## Utilities (Electrical Power, Natural Gas, Communications, Water, Sewer)

- Existing facilities serving the site, including the following:
  - Electrical: provider, main power lines serving the site, substation characteristics (area served, capacity, etc.)
  - Natural Gas: provider, lines serving the site (including capacity and any deficiencies)
  - Communications: providers, lines serving the site (including capacity and any deficiencies)
  - Water: provider (including wholesaler, such as MWD), description of available regional supplies and sources, water lines serving the site (including capacities and any deficiencies)
  - Sewer: service provider, regional wastewater treatment plant capacity and current utilization, sewer lines serving the site (including capacities and any deficiencies).
- Current on-site consumption of electricity, natural gas, communications, and water, and generation of wastewater (with demand assumptions).
- Projected consumption/generation by project phase and by cumulative projects.
- Projected on-site facilities by phase, including incorporation of reclaimed water facilities.

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## Human Health

- Copies of the following reports: Phase I environmental site assessments (ESA) for: (1) the Vestar site; and (2) the remainder of the site; Phase II ESA for the Vestar site.

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Harbor Gateway Center Development Team

March 20, 1996

Page 4

- Background information on the proposed on-site groundwater treatment facility and any correspondence, applications, or relevant technical reports pertaining to Regional Water Quality Control Board oversight, site characterization, health risk assessment, remedial action plans, or treatment methods.

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PLEASE GET COPY OF  
PLAN/COST/SCHEDULE

AS I'D LIKE TO REVIEW WITH DAN SUMMERS AND  
Aesthetics ALLAN MACKENZIE - IT APPEARS ALSO THAT DAN IS  
STALLING SO SHOULD BE SOME BUDGET SAVINGS IN '96??

- Single oblique aerial perspective color rendering (i.e., isometric) of entire developed site, with Phase 1, 2 and 3 areas clearly delineated. Suggested vantages, in order of preference, are (1) from southwest looking northeast or (2) from northwest looking southeast.

P32

- Elevations (proposed full buildout): If possible, elevations should include suggestions of any proposed project structures in background that would be visible from the vantage of the elevation (i.e., tall buildings, signage, water tanks etc.). These elements may be less completely rendered - very lightly sketched in or outlined. This is to avoid creating perspectives but still convey information about project structures visible from outside of the site in a simple way.

P32

## Exterior of site:

- West 190th Street entire frontage of site
- Normandie Avenue entire frontage of site
- Western Avenue (south of "B" Street)
- southeasternmost frontage of property, immediately north of existing residential area

## Interior of site:

- "A" Street - Area 1 and 2 (i.e., north of "C" Street) looking east
- "A" Street - Area 3 (south of "C" Street) looking east
- "B" Street between Western and "A" looking south

- Cross-sections (proposed full buildout, in order to show building heights, setbacks, landscaping and tree treatments):

- "A" Street midway between 190th and "C" looking north
- "A" Street midway between "B" and "C" looking north

P32

## **Planning Consultants Research**

Harbor Gateway Center Development Team

March 20, 1996

Page 5

- "C" Street, at midpoint looking east
- "B" Street midway between Western and "A" looking east
- Western Avenue south of "B" Street looking north

I realize that this is a comprehensive list and that, while most of the requirements are within the existing work scopes of team members, some of the requested information and material may not be readily available. If that is the case, please let me know as soon as possible so that, if necessary, we can alter our analytical methodologies to match the information that will be available.

Our current deadline for preparing the first draft of the EIR database is May 15. Therefore, early receipt of these materials is critical. We would like to receive all currently available materials as soon as possible. In order to meet the May 15 deadline, we will need to receive all other reports currently in preparation as follows:

- Traffic, Soils - April 5
- Phase I Site Assessments - April 12
- Phase II Site Assessment - April 19
- Renderings, Elevations, Cross Sections - April 19
- Utilities, Drainage - April 26

If raw data is available prior to completion of the text for the various reports, earlier submittal of that data would be valuable. We will continue to coordinate closely with all team members to promote timely completion of all environmental documents.

Distribution: Allan Mackenzie, Gascon Mar, Ltd.  
Mario Stavale, MDRC  
Sam Ross/George Rhyner, Crain & Associates  
Greg Stewart/Tracy Letzring, Tait & Associates  
Steve Kellenberg/Todd Lerner, PBR  
Cindy Starrett/Dale Neal, Latham & Watkins

## **HARBOR GATEWAY CENTER PROJECT DRAFT EIR OUTLINE**

- I. Executive Summary**
- II. Project Description**
- III. Environmental Setting**
- IV. Environmental Impact Analysis**
  - A. Earth**
  - B. Land Use**
  - C. Air Quality**
  - D. Drainage**
  - E. Noise**
  - F. Traffic**
  - G. Aesthetics/Light & Glare**
  - H. Hazardous Materials**
  - I. Public Services**
    - 1. Police**
    - 2. Fire**
  - J. Utilities**
- V. Significant Environmental Effects which Cannot be Mitigated**
- VI. Alternatives**
- VII. Relationship between Local Short-Term Uses and Long-Term Productivity**
- VIII. Significant Irreversible Environmental Changes**
- IX. Growth-Inducing Impacts**
- X. Cumulative Impacts**
- XI. Persons and Organizations Consulted**
- XII. Bibliography**

Appendices will include the Traffic Study, responses to public scoping comments, Mitigation Monitoring Program and other studies or documentation as determined to be relevant by the City.